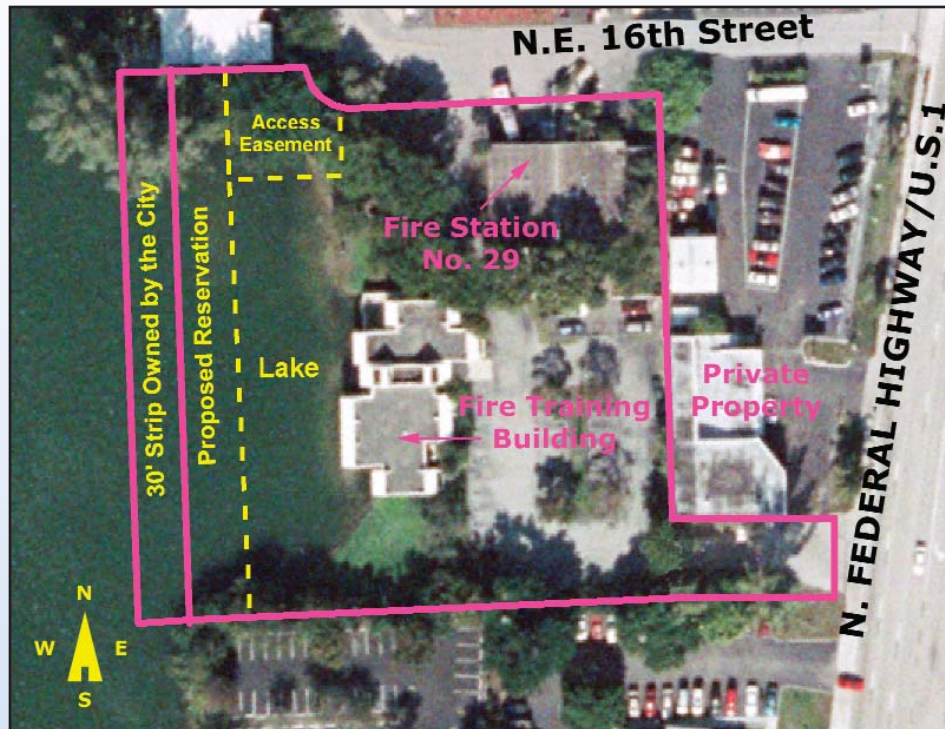


# PRIME PROPERTY AVAILABLE

Located along N. Federal Highway/U.S. 1 and N.E. 16th Street  
in the City of Fort Lauderdale  
Bid No:10652-S



**2000 and 2002 N.E. 16th Street; plus 5,000 square feet  
adjacent unplatted land, Fort Lauderdale, FL**

## Overview

The City of Fort Lauderdale has declared its intent to sell this parcel and is accepting sealed bids. The site is located five minutes and approximately two miles from Downtown Fort Lauderdale. It is 10 minutes east of I-95 from the Sunrise or Oakland Park Boulevard exits. The site overlooks a lake and is bordered by N.E. 16th Street and N. Federal Highway/U.S.1.

## Site Description

The site consists of 2000 and 2002 N.E. 16th Street and a small tract of land on the southeast end of the property, which is approximately 5,000 square feet (sq.ft.), that abuts N. Federal Highway/U.S.1. It is a total of 85,065 sq.ft., consisting of approximately 60,000 sq.ft. of dry land and 25,065 sq.ft. under water. There are two buildings and 32 parking spaces on the site.

## Uses

The zoning is currently Community Facility (CF). The zoning classification allows for a variety of public and institutional uses. The future land use for the site is Commercial, which will allow for various retail uses, including hotel and offices. The site is large enough to support a variety of commercial uses.

## Terms

Asking price: \$1,500,000 minimum bid (cash sale). Offers must be accompanied by a cashier's check or certified check in the amount of 10 percent of the bid, as stipulated by the bid for the property. Sale of the property is on an "as is" basis. The buyer will be responsible for making all financial or mortgage arrangements.



**Bids are due on or before 10 a.m.  
Friday, November 21, 2003  
Engineering Division, 4th Floor, City Hall  
100 N. Andrews Avenue,  
Fort Lauderdale, FL, 33301  
[www.fortlauderdale.gov](http://www.fortlauderdale.gov)**

The two buildings highlighted below are located on the property.

### **Fire Training Bureau**

The 4,400 sq.ft. building was constructed in 1991, with an effective life of 50 years. It is currently being used for offices and classroom training facilities. The layout and design allows for a central lobby area and a number of separate professional offices. The facility has a full kitchen and three restrooms.



Front of Fire Training Building



Back of Fire Training Building

### **Fire Station No. 29**

The 3,660 sq.ft. building was constructed as a single-family residence and was converted to a fire station. Its layout allows for easy conversion into professional offices.



Front of Fire Station 29

### **Schedule**

Opening of bids: November 21, 2003  
City Commission consideration of bids:  
December 2, 2003  
Closing within 90 days of execution

### **Property for Sale**

2000 and 2002 N.E. 16th Street; plus approximately 5,000 sq.ft. adjacent unplatted land, Fort Lauderdale, FL  
Legal description: Parcel "A - Office of the Fire Marshall-Fire Station No. 5" Broward County - Plat Book 146, Page 14

**Bid Number:** 10652-S

### **For More Information**

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City of Fort Lauderdale